



Stella Roberts  
Deputy  
Attest: 10/28/2014  
Stan Stanart, County Clerk  
Harris County, Texas

Any provision herein which restricts the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

Page 1 of 3

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:  
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that effect the

Parcel Number 5 being a part of Lots 2 and 3, in Block 2, in LAKE SIDE PARK ESTATES, a subdivision in the B. N. Garret Survey, Abstract 1710 in Harris County, Texas, according to the map or plat thereof recorded in Volume 12, at Page 38 of the Map Records of Harris County, Texas, and being all of the West 160 feet of the Northernly 48.33 feet of Lot 2, Block 2, Lakeside Park Estates and the West 160 feet of the Southernly 23.33 feet of Lot 3, in Block 2 of LAKE SIDE PARK ESTATES, and described by metes and bounds in that certain deed of trust dated June 12, 1973, executed by Earl R. Holbert and Margaret F. Holbert for the benefit of Universal Savings & Loan Assoc. of Jacinto City, filed of record under Clerk's Filing Number D898011 of the Real Property Records of Harris County, Texas, to which reference is hereby made for all purposes. Commonly and collectively known as: 16501 North Shore Drive, Channelview, Texas 77530.

PROPERTY: (including any improvements):

CONSIDERATION: TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION

GRANTEE'S ADDRESS: 2103 Jones Rd., Baytown, Texas 77521

GRANTEE: TONE TONE INVESTMENTS, INC., a Texas Corporation

GRANTOR'S ADDRESS: 2103 Jones Rd., Baytown, Texas 77521

GRANTOR: DAVID GARCIA, a single man

DATE: September 11, 2013

THE STATE OF TEXAS  
COUNTY OF HARRIS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

After recording, return to:  
Tone Tone Investments, Inc.  
2103 Jones Rd.  
Baytown, Texas 77521

For County Recorder's Use:

WARRANTY DEED

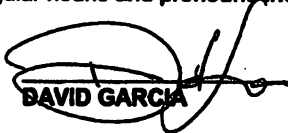
20130473237  
09/16/2013 RP2 \$24.00



property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

  
DAVID GARCIA

Accepted By:

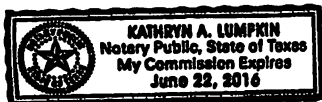
STONE TONE INVESTMENTS, INC.,  
a Texas Corporation


  
DAVID GARCIA, President

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§

This instrument was acknowledged before me on September 11, 2013  
by DAVID GARCIA.



  
NOTARY PUBLIC, STATE OF TEXAS  
Commission Expires: \_\_\_\_\_

NOTICE: In preparing this deed, Albright and Lumpkin, PC was not instructed to, and refrained from:  
1. Procuring TITLE POLICIES for Buyer or Seller.

Page 2 of 3

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A Certified Copy  
Attest: 10/28/2014  
Stan Stanart, County Clerk  
Harris County, Texas

  
Stella Roberts Deputy



13cr628-02789

